

**Historical Land Use Investigation**  
4270-72 South Howell Avenue  
Milwaukee, Wisconsin

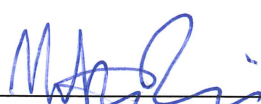
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**Prepared by:**



**Department of City Development**

April 9, 2015

  
\_\_\_\_\_  
Mathew Reimer  
Senior Environmental Project Coordinator

  
\_\_\_\_\_  
Samuel Schultz  
Environmental Intern

## A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4270-72 South Howell Avenue, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

## B. Brief Description

The project site is located in the City of Milwaukee on a block bound by E. Bolivar Avenue to the south, E. Plainfield Avenue to the north, S. Burrell Street to the east, and S. Howell Avenue to the west. The project site is a one-story, commercial building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
4270-72 S. Howell Avenue	5810619000	3,024 ft <sup>2</sup>	8,906 ft <sup>2</sup>	LB2	City of Milwaukee

\*LB2 = Local Business Districts

## C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-1955	No listing
1960-1965	Gas station
1970-1990	PDQ food store
1996	PSG Inc.
2000	VIP Market (grocery stores)
2005	No listing
2010	Airport Pantry (convenience store); Cashroom Solutions (nonclassified establishments); PSG Inc. (grocers – retail)

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
9/22/1954	Application for Permit to Construct a New Building or Addition: Service station
2/3/1955	Application for Permit to Occupy: Filling station and garage New building – Hydraulic lift installed
12/8/1958	Application for Permit to Occupy: Sale of Christmas trees Formerly: Service station
11/21/1968	Application for Permit: Remove gas station
5/1/1969	Application for Electricity Permit: Grocery store Temporary permit
5/21/1969	Application for Permit: Install three gas burners and three gas heating systems
6/6/1969	Application for Occupancy Certificate: Retail food store (PDQ Corporation) New construction

Date	Comments
11/3/1989	Application for Occupancy Certificate: Retail food sales Formerly: Same
11/21/1994	Zoning Certificate: Retail grocery store Formerly: Same
3/18/1994	Zoning Certificate: Retail convenience grocery store Formerly: Same
4/27/1998	Application for Permit: Install 6' wood fence around trash enclosure, 6" bollards along lot line, and 6' wrought iron fence
4/27/1998	Fence Permit: Mercantile
7/9/2003	Occupancy Permit: Mercantile
11/12/2003	Gas Furnace Permit: Mercantile
6/20/2005	Zoning Certificate: Mercantile
3/21/2007	Zoning Certificate: Retail-general
10/5/2009	Zoning Certificate: Retail-general
8/9/2010	Service Request: Graffiti on the south side of the building
10/5/2010	Zoning Certificate: Retail-general
5/18/2011	Zoning Certificate: Personal service
8/4/2011	Zoning Certificate: Retail-general
12/28/2011	Nuisance: Remove and dispose of all debris, junk, etc.
1/5/2012	Enforcement Letter: Protect all wood surfaces with paint
11/13/2012	Code Enforcement Letter: Maintain the vacant and common areas of the interior of the building in a clean and sanitary condition. Remove all garbage, paper, and debris from floors, walls, windows and display areas. Maintain proper window covering. Remove paper taped to interior of the West display windows. All interior window coverings in Commercial Districts must comply with this chapter.
1/31/2013	Code Enforcement Letter: Remove the abandoned pole sign advertising {B} Eden Foods {N} at the Southwest corner of your lot. Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner). South and West sides of your building. All electrical equipment, wiring, and appliances shall be maintained in a safe manner in accordance with all applicable laws. Restore the phone and phone box at the southwest corner of your lot to a well maintained properly working condition or remove all related material. Paint previously painted surfaces in a workmanlike manner. Paint the metal portions of the pole sign in the southwest corner of your lot.
3/25/2013	Code Enforcement Letter: Board-up vacant building
7/30/2013	Nuisance: Remove and dispose of all debris, junk, etc.
8/8/2014	Occupancy Permit: Retail-general
10/2/2014	Code Enforcement Letter: Replace defect ceiling tile (Replace water-damaged ceiling tiles)
10/29/2014	Zoning Certificate: Personal service
12/22/2014	Nuisance: Remove and dispose of all debris, junk, etc.

#### D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site vacant. Various commercial, residential, and vacant properties surround the project site, including a filling station to the southwest of the project site (**Figure 4**).

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the same general features as the 1937 map. The map shows the project site vacant. Various commercial, residential, and vacant properties surround the project site, including a filling station to the southwest of the project site (**Figure 5**).
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows a filling station at the project site. Various commercial and residential properties surround the project site (**Figure 6**).

#### E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes the following listing for the project site:
  - 03-41-169552 CONTINENTAL OIL STATION – FORMER. LUST – CLOSED. Unknown size. Groundwater Contamination, Soil Contamination. Gasoline – Unleaded and Leaded (2-5K). Petroleum – Unknown Type (550). Engine Waste Oil (550). 2002-03-01 Activity Closed. 2013-07-02 DSPS (formerly Commerce) Transferred Back to DNR (PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET). The site is identified on the WDNR GIS Registry. **Attachment B** includes the GIS Registry information.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database includes the following tank listings for the project site:
  - Underground Storage Tank – ID: 307326, Wang ID: 402009173, Admin Closure as of 12/01/1958. Capacity in Gallons: 5,000. Contents: Leaded Gasoline. Tank Occupancy: Retail Fuel Sales. Construction Material: Bare Steel. Wall Size: Single. Underground Piping: Y.
  - Underground Storage Tank – ID: 307327, Wang ID: 402009174, Admin Closure as of 12/01/1958. Capacity in Gallons: 550. Contents: Fuel Oil. Tank Occupancy: Retail Fuel Sales. Construction Material: Bare Steel. Wall Size: Single. Underground Piping: Y.
  - Underground Storage Tank – ID: 307328, Wang ID: 402009175, Admin Closure as of 12/01/1958. Capacity in Gallons: 550. Contents: Waste/Used Motor Oil. Tank Occupancy: Retail Fuel Sales. Construction Material: Bare Steel. Wall Size: Single. Underground Piping: Y.
  - Underground Storage Tank – ID: 307329, Wang ID: 402009176, Admin Closure as of 12/01/1958. Capacity in Gallons: 5,000. Contents: Leaded Gasoline. Tank Occupancy: Retail Fuel Sales. Construction Material: Bare Steel. Wall Size: Single. Underground Piping: Y.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

## F. Project Site Inspection

City staff conducted a site inspection on March 9, 2015. City staff observed a two-unit, one-story commercial building in good condition. The northern unit contained a moderate amount of stacked and uninstalled fiberglass insulation. The back room contained assorted pieces of furniture. **Attachment A** contains pictures of the project site.

## G. Findings and Conclusion

This Historical Land Use Investigation revealed the following environmental condition:

- The project site was formerly developed with a filling station. A site investigation was completed and the site was closed by the WDNR on March 1, 2002. The project site is identified on the WDNR GIS Registry because soil and groundwater contamination remained on the project site at the time of closure. Refer to the GIS Registry information included in **Attachment B** for additional information and limitations and/or restrictions.

MR/SS  
City of Milwaukee  
4/9/2015



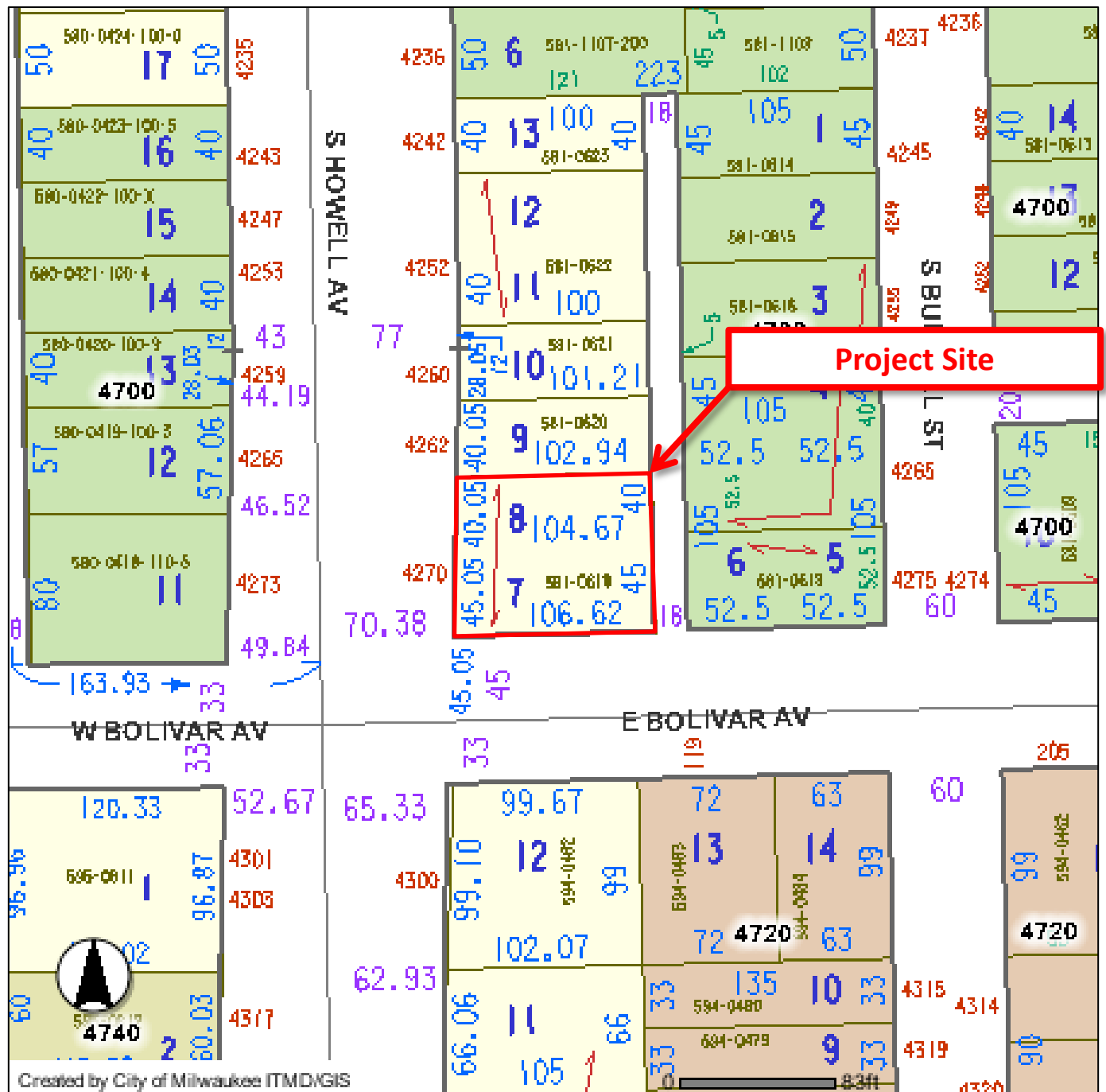
4270-72 S. Howell Avenue, Milwaukee, WI

N.W. ¼ SEC. 21, T. 6 N., R. 22E.



## Plat Map

4270-72 S. Howell Avenue, Milwaukee, WI

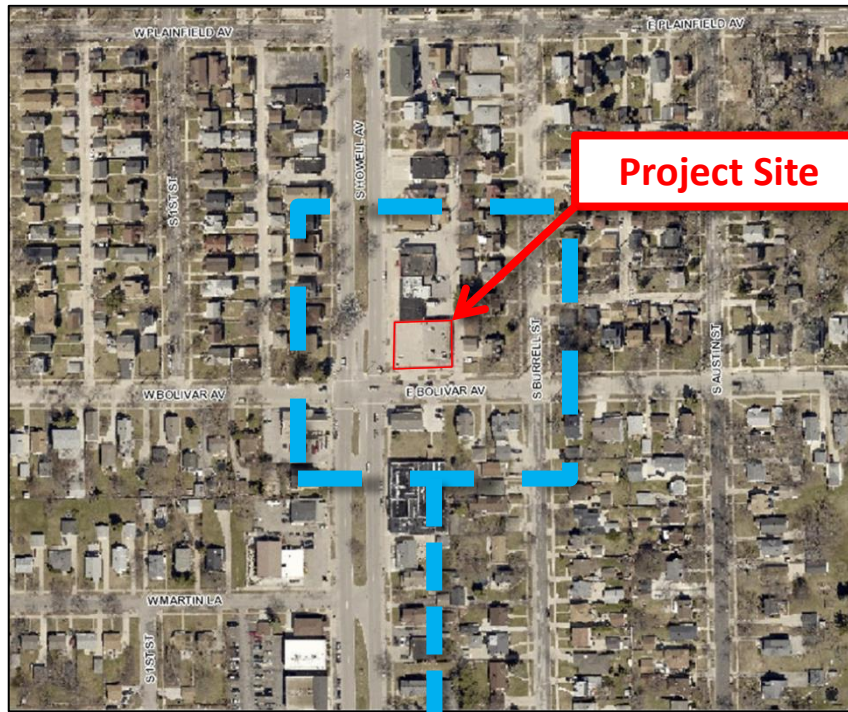




# FIGURE 3

## Aerial Photographs

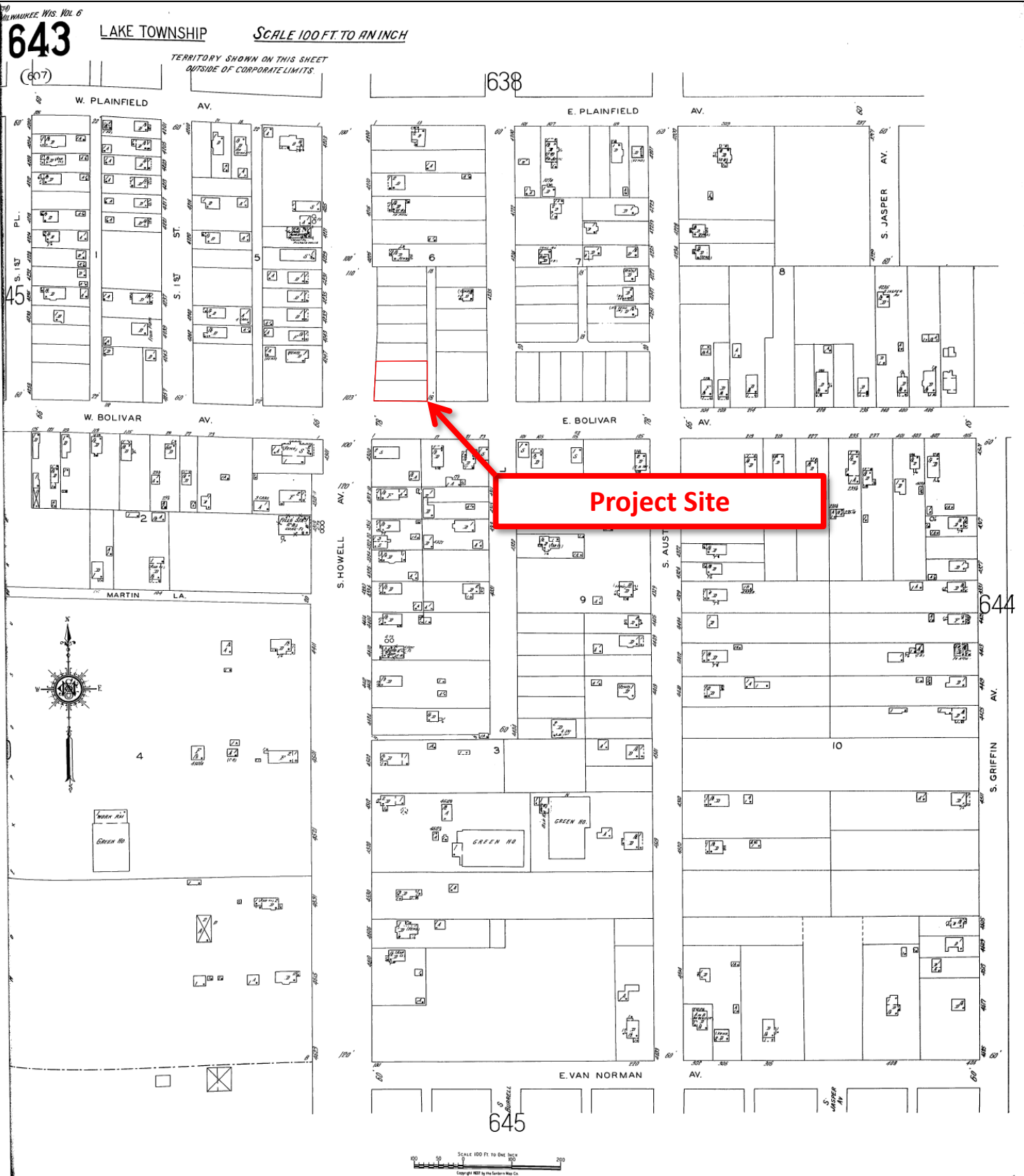
4270-72 S. Howell Avenue, Milwaukee, WI



Source: Milwaukee County GIS (2013 Aerial)

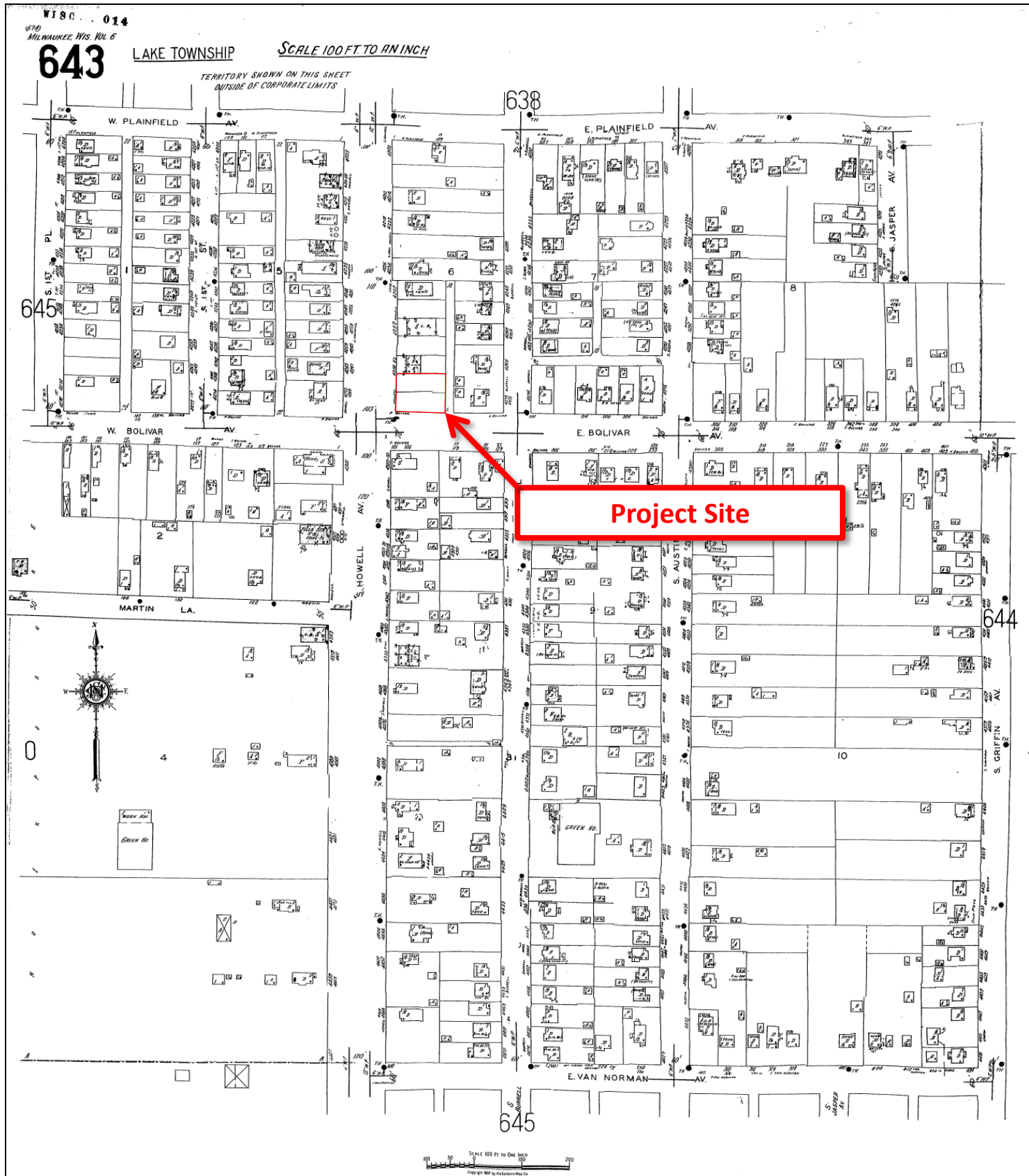
# FIGURE 4

1937 Sanborn Fire Insurance Map  
4270-72 S. Howell Avenue, Milwaukee, WI



# FIGURE 4

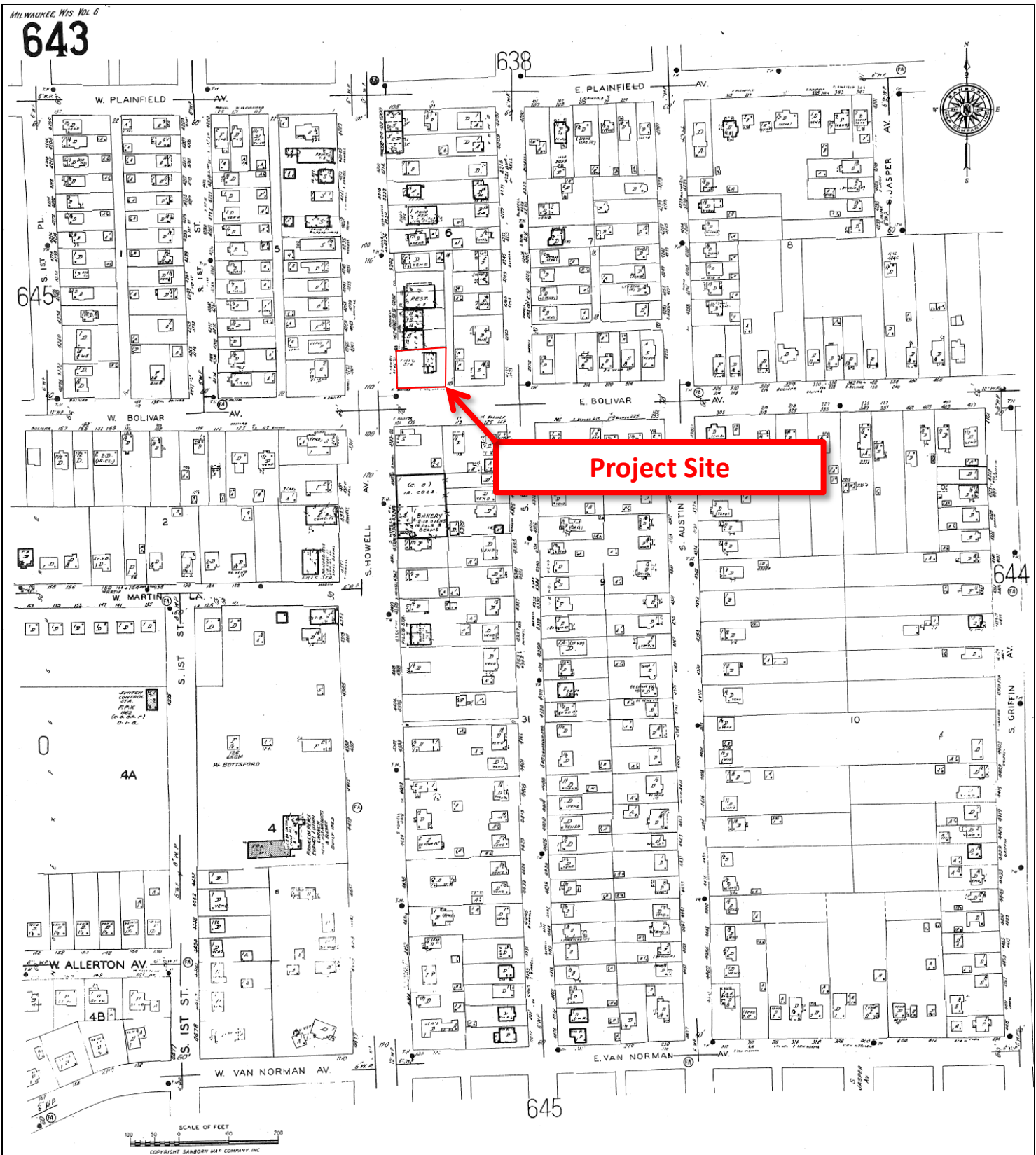
1951 Sanborn Fire Insurance Map  
4270-72 S. Howell Avenue, Milwaukee, WI





**FIGURE 4**

**1969 Sanborn Fire Insurance Map**  
**4270-72 S. Howell Avenue, Milwaukee, WI**



## ATTACHMENT A

### Site Photographs

4270-72 S. Howell Avenue, Milwaukee, WI



Front view of project site facing northeast from E. Bolivar Avenue (3/9/2015)



View of project site's parking lot facing northwest from E. Bolivar Avenue (3/9/2015)



## ATTACHMENT A

### Site Photographs

4270-72 S. Howell Avenue, Milwaukee, WI



Inside view of project site (3/9/2015)



View of project site's back room (3/9/2015)

**ATTACHMENT A**

**Site Photographs**

4270-72 S. Howell Avenue, Milwaukee, WI



Inside view of project site (3/9/2015)

**ATTACHMENT B**

**GIS Registry**

4270-72 S. Howell Avenue, Milwaukee, WI



**The following site is being submitted for inclusion into the GIS registry:**

- For DNR County and Region list go to:  
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0341169552
Comm # (no dashes):	53207500670
County:	Milwaukee
Region:	Southeast
Site name:	Continental Oil Station(Former)
Street Address:	4270 S Howell Ave
City:	Milwaukee
Final Closure Date	2002-03-01
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	690499.000000000
Northing (Y):	279227.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:12,055
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Ralph N. Smith
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database



March 1, 2002

Dr. Gurcharan S. Randhawa  
PSG Inc  
4270 S Howell Ave  
Milwaukee, WI 53207

RE: **Final Closure**

**Commerce # 53207-5006-70**      **WDNR BRRS # 03-41-169552**  
Continental Oil Station (Former), 4270 S Howell Ave, Milwaukee

Removal of former 5000-gallon unleaded gasoline underground storage tank (UST), former 5000-gallon unleaded gasoline UST, former 550-gallon fuel oil UST, and former 550-gallon waste oil UST and former piping and former dispensers.

Dear Dr. Randhawa:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. Therefore, this site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in cursive script that reads 'Ralph N. Smith'.

Ralph N. Smith  
Hydrogeologist  
Site Review Section

cc: Kristin Schultheis – K. SINGH & ASSOCIATES, INC  
Case File

8227923

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 12:25 PM

02-19-2002

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 13.00

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lots Seven (7) and Eight (8) except the North 0.15 foot of Lot Eight (8) in Block Two (2), in Huelsbeck's Park, in the Northwest One-Quarter (1/4) of Section Twenty-One (21), Township Six (6) North, Range Twenty-Two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

\*\*\*\*\*Address: 4270 South Howell Avenue\*\*\*\*\*

Recording Area

Name and Return Address

K. Singh & Associates, Inc.  
1135 Legion Drive  
Elm Grove, WI 53122

STATE OF WISCONSIN

)

) ss

COUNTY OF MILWAUKEE

)

581 0619 1

Parcel Identification Number (PIN)

Section 1. P.S.G., Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards and GRO, Benzene, Ethylbenzene, and Naphthalene contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Benzene contaminated groundwater above NR 140 enforcement standards at 5.79 feet below ground surface (bgs) in the area of MW-5 on the Northwest corner of the parking lot adjacent to the building. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil above NR 720 residual contaminant levels for GRO, Benzene, Ethylbenzene, and Naphthalene remains on-site at a depth approximately 3-5 feet below grade. Benzene as high as 231 µg/kg remains on the property in the area between the former pump island and former tanks cavity. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be

recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 31 day of December, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

P.S.G./Pr C

Signature: Gurcharan S. Randhawa

Printed Name: GURCHARAN S. RANDHAWA

Title: Executive Director

Subscribed and sworn to before me  
this 31<sup>st</sup> day of December 2001.

Notary Public, State of Iowa

My commission Kathy J. Bair



This document was drafted by the Wisconsin Department of Commerce.

3-15-15

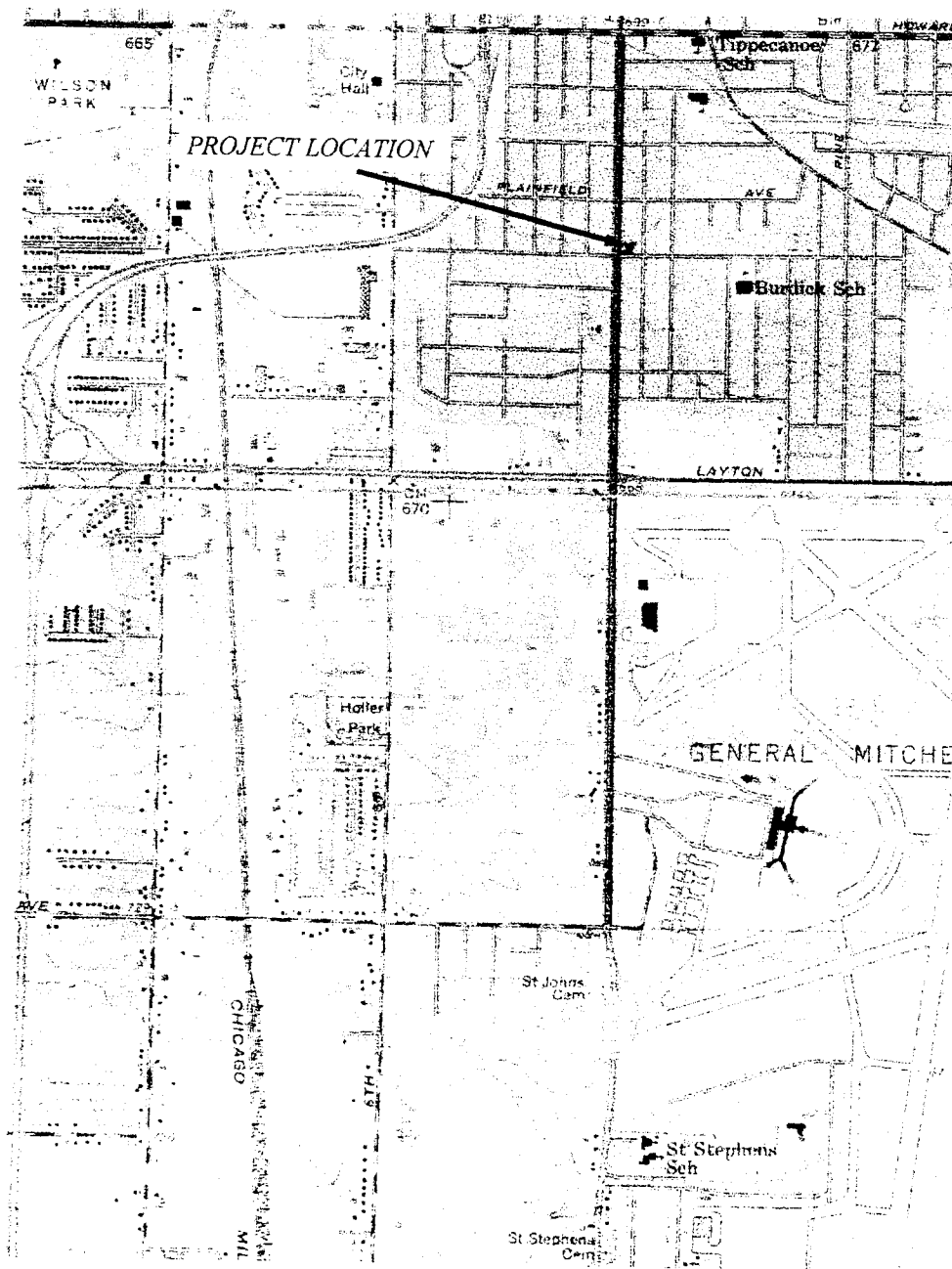


Figure 2.1 Project Location Map

Scale: 1" = 2,000'

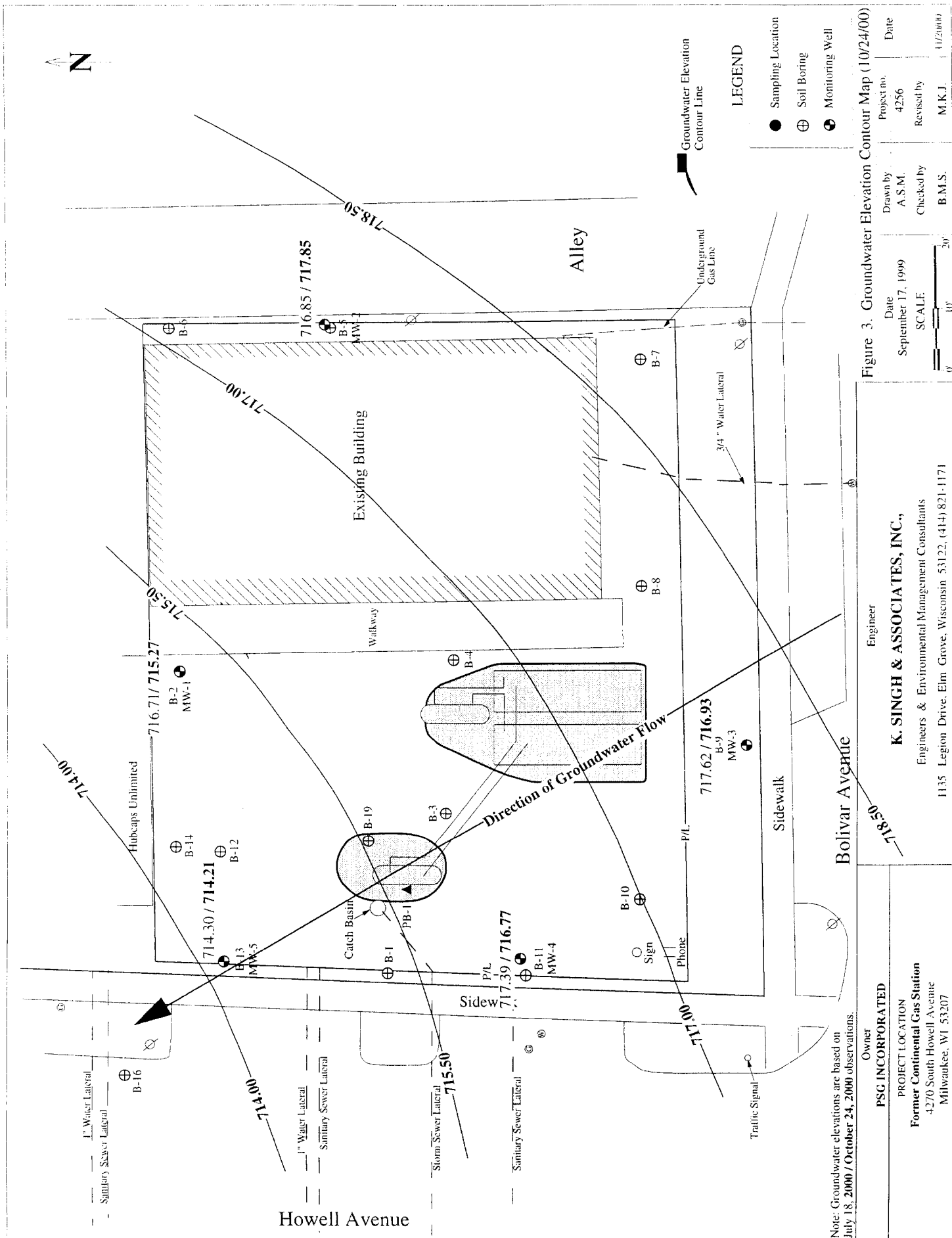


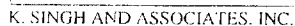
Figure 3. Groundwater Elevation Contour Map (10/24/00)

Project no.	4256	Date	September 17, 1999
Drawn by	A.S.M.	Checked by	B.M.S.
Revised by	M.K.J.		

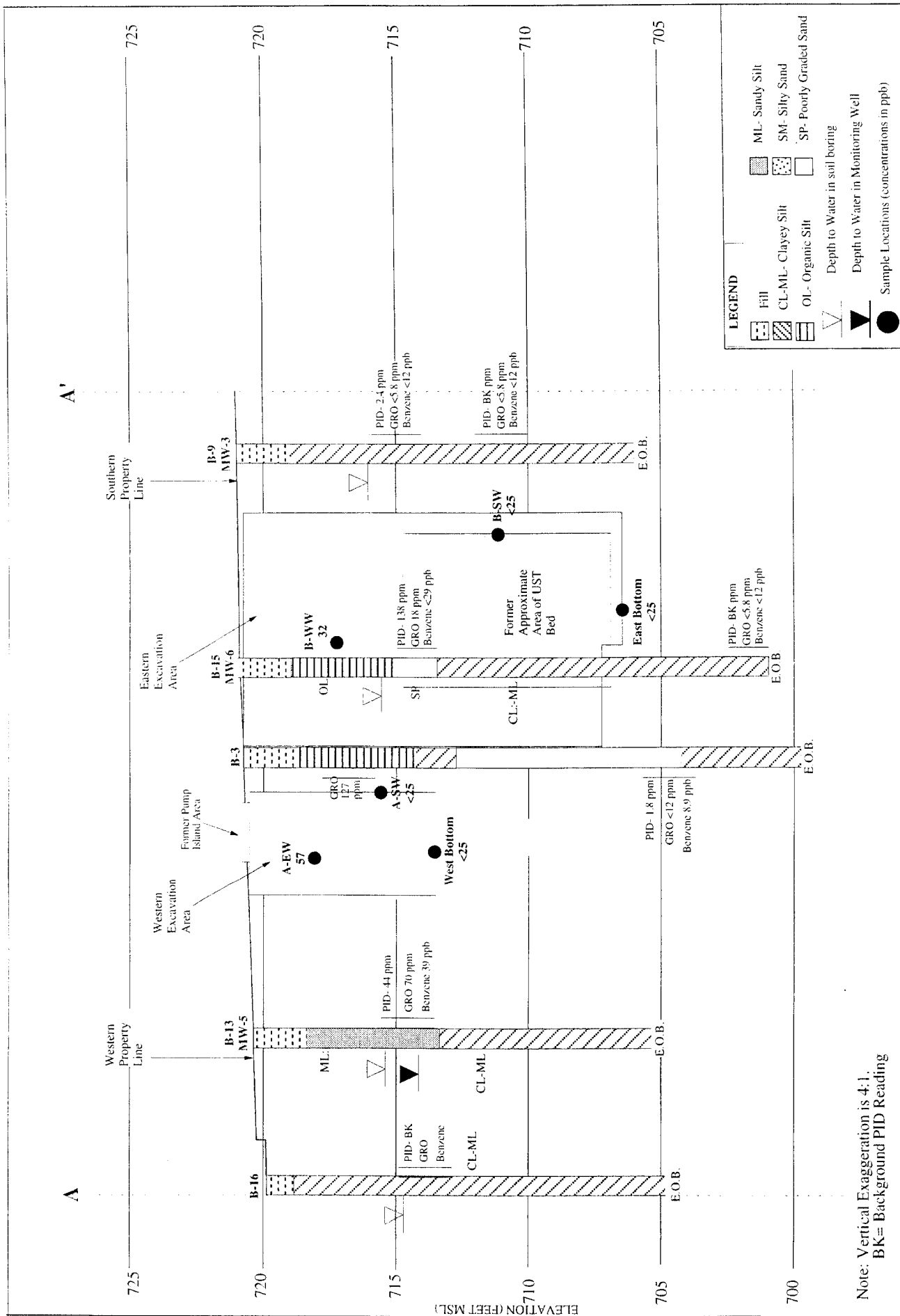
Owner	PSG INCORPORATED
PROJECT LOCATION	Former Continental Gas Station 4270 South Howell Avenue Milwaukee, WI 53207
Engineer	K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

**Table 1**  
**Groundwater Quality Test Results Former Conoco Oil Gas Station**  
**4270 South Howell Avenue, Milwaukee, WI**

Well No.	Date	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)	MTBE (ppb)
MW-1	11/6/97	<0.21	<0.68	<1.5	<1.78	<0.21
MW-1	7/29/98	<0.32	<0.34	<0.35	<1.0	<0.31
MW-1	8/30/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-1	12/17/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-1	7/18/00	<0.36	<0.4	<0.37	<1.4	<0.47
MW-1	10/24/00	<0.39	<0.4	<0.37	<1.4	<0.47
MW-2	11/6/97	<0.21	<0.68	<1.5	<1.78	<0.21
MW-2	7/29/98	<0.32	<0.34	<0.35	<1.0	<0.31
MW-2	8/30/99	<0.5	<0.5	<0.5	0.61	<0.2
MW-2	12/17/99	<0.5	<0.5	<0.5	0.61	<0.2
MW-2	7/18/00	<0.36	<0.4	<0.37	<1.4	<0.47
MW-2	10/24/00	<0.39	<0.4	<0.37	<1.4	<0.47
MW-3	11/6/97	<0.21	<0.68	<1.5	<1.78	<0.21
MW-3	7/29/98	<0.32	<0.34	<0.35	<1.0	<0.31
MW-3	8/30/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-3	12/17/99	<0.5	<0.5	<0.5	<0.5	0.26
MW-3	7/18/00	<0.36	<0.4	<0.37	<1.4	<0.47
MW-3	10/24/00	<0.39	<0.4	<0.37	<1.4	<0.47
MW-4	11/6/97	<0.21	<0.68	<1.5	<1.78	<0.21
MW-4	7/29/98	<0.32	<0.34	<0.35	<1.0	<0.31
MW-4	8/30/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-4	12/17/99	<0.5	0.52	0.90	2.8	<0.2
MW-4	7/18/00	<0.36	<0.4	<0.37	<1.4	<0.47
MW-4	10/24/00	<0.39	<0.4	<0.37	<1.4	<0.47
MW-5	11/6/97	0.8	<0.68	<1.5	<1.78	<0.21
MW-5	7/29/98	2.4	0.60	0.37	<1.0	<0.21
MW-5	8/30/99	3.9	0.69	<0.5	0.86	0.26
MW-5	12/17/99	10.0	3.50	0.52	1.50	<0.2
MW-5	7/18/00	5.7	1.3	0.68	<1.4	<0.47
MW-5	10/24/00	7	2.6	<0.37	<1.4	<0.47
MW-6	11/6/97	190	500	400	1,770	<2.1
MW-6	7/29/98	150	450	620	1,700	<16
MW-6 removed during soil remediation						
PAL		0.5	140	200	1,000	12
ES		5	700	1,000	10,000	60
Note: PAL denotes Preventive Action Limit and ES denotes Enforcement Standards as per NR 140, March 2000.						







Owner	K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171			
	PSG Incorporated 4270 South Howell Avenue Milwaukee, WI 53207			
Engineer	Figure 5. Geologic Cross-Section A-A'			
	Date October 14, 1997	Drawn by MJP	Project no 4256	Date
SCALE	0' 10' 20'			
	Checked by P.N.S.			